

BROOKDALE CORPORATE CENTER I & II

BROOKLYN CENTER
MINNESOTA
5 5 4 3 0



BROOKDALE CORPORATE CENTER I & II

PROPERTY SPECIFICATIONS

PROPERTY NAME: Brookdale Corporate Center I & II

ADDRESS: 6200 & 6300 Shingle Creek PKWY

LOCATION: Conveniently located at the intersections of I-94/694 and Hwy 100

CLASS: B

BCC I

YEAR BUILT: 1981

SQUARE FOOTAGE: 116,000 SF

FLOORS: 6

QUOTED NET RATE: \$10.00-\$12.00
PSF per year

TAX/OPS: \$9.17 PSF

PARKING: 3.75/1,000 SF
435 surface stalls

BCC II

YEAR BUILT: 1985

SQUARE FOOTAGE: 116,000 SF

FLOORS: 6

QUOTED NET RATE: \$10.00-\$12.00
PSF per year

TAX/OPS: \$9.25 PSF

PARKING: 4.00/1,000 SF
464 surface stalls



BROOKDALE CORPORATE CENTER I & II

LOCATION VISIBILITY & ACCESS

LOCATION

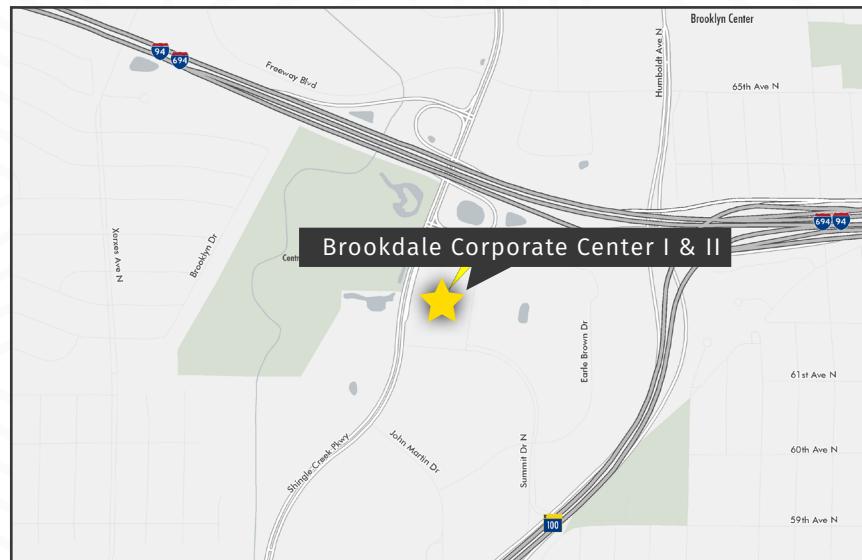
Brookdale Corporate Center enjoys easy access to countless retail, hotel, restaurant and service amenities throughout the area.

VISIBILITY

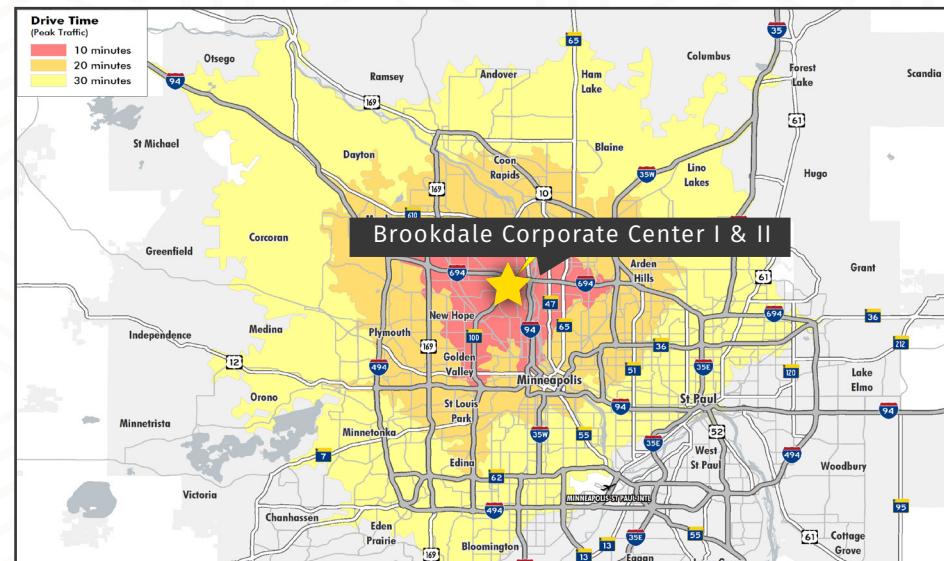
With highways I-694/94 & 100 in close proximity, Brookdale Corporate Center benefits from high traffic visibility.

- » **I-694/94 - 131,000 cars per day**
- » **Hwy 100 - 124,000 cars per day**

LOCATION AND ACCESS MAP



DRIVE TIME TO AND FROM BROOKDALE CORPORATE CENTER I & II



ACCESS

Just minutes from major interstates, the asset fronts the heavily traveled intersection of Highways I-694/94 and Shingle Creek Parkway.

BROOKDALE
CORPORATE
CENTER I & II

BUILDING AMENITIES



ABUNDANT PARKING



BUILDING CONFERENCE ROOM

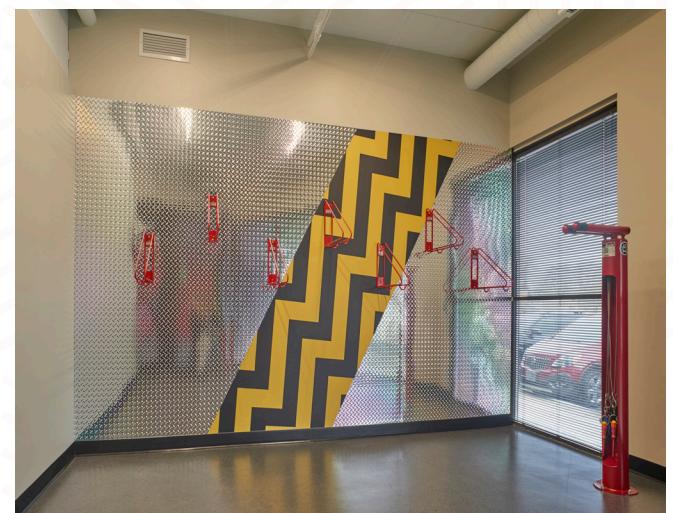
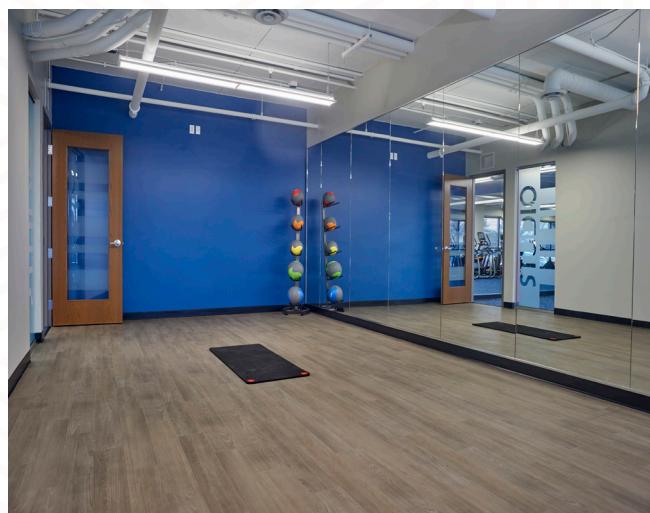
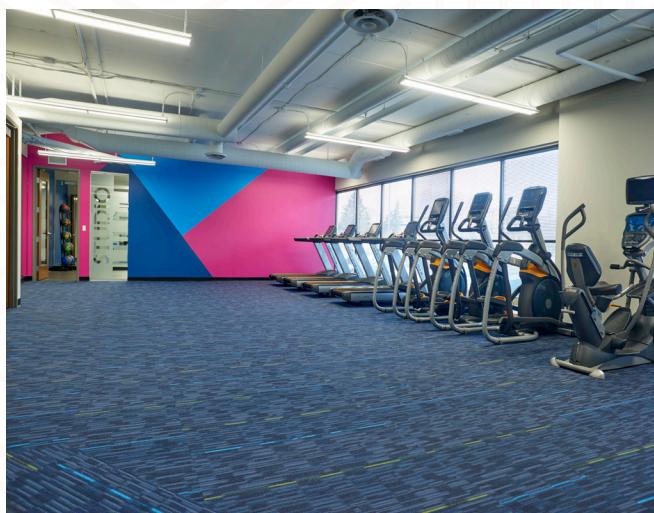
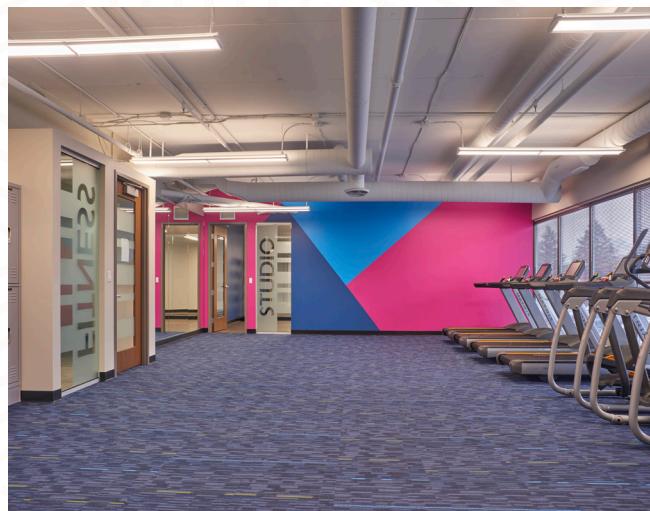
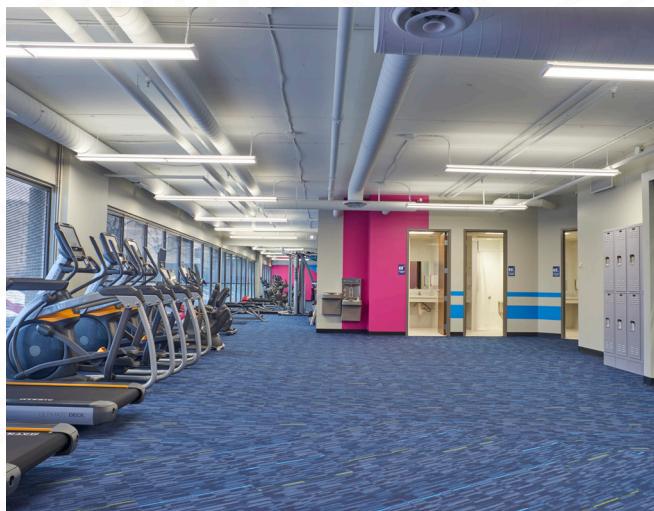


CLOSE PROXIMITY TO LOCAL
AMENITIES



BROOKDALE
CORPORATE
CENTER I & II

FITNESS CENTER RENOVATIONS

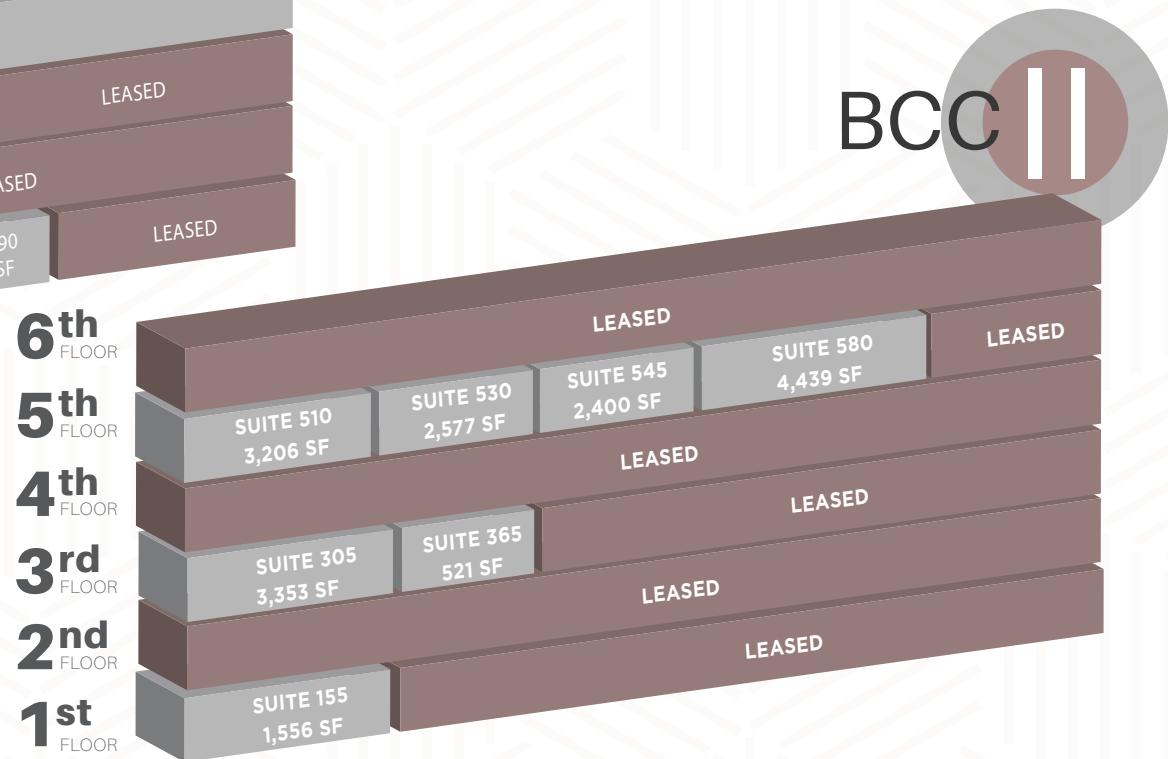
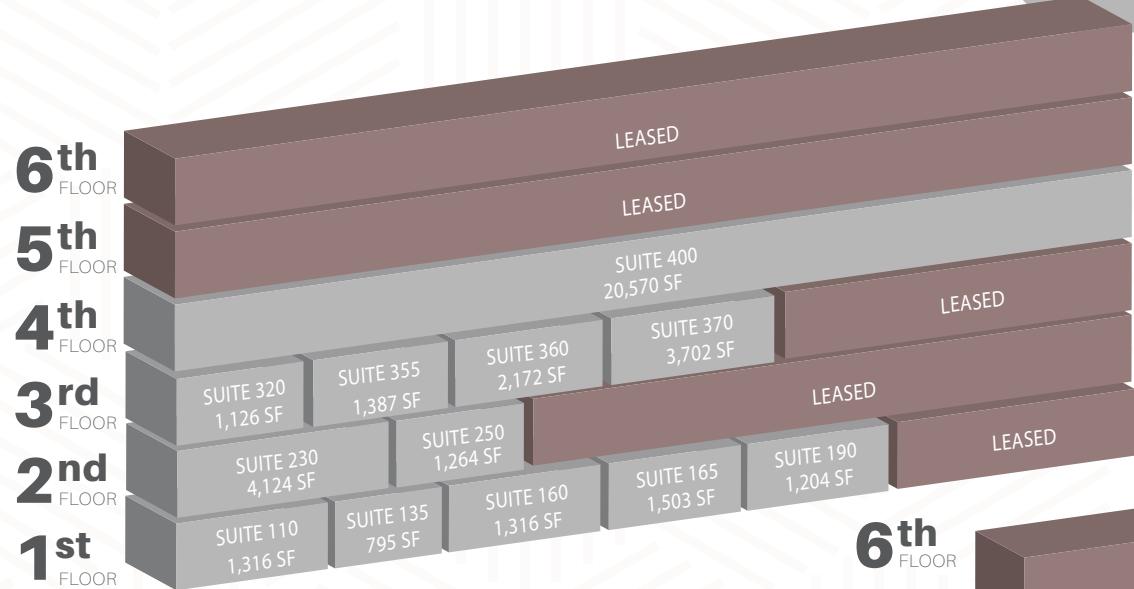


BROOKDALE CORPORATE CENTER I & II

NEARBY AMENITIES



STACKING PLANS

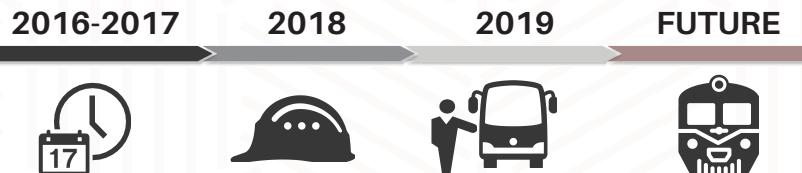


THE C LINE PROJECT

The C Line arterial Bus Rapid Transit (BRT) project is an enhanced bus service intended to provide faster and more frequent service with an improved customer experience. The C Line will operate along the Penn Avenue corridor in north Minneapolis, with termini located in downtown Minneapolis and the Brooklyn Center Transit Center.

[Source: Recommended C Line Station Plan](#)

PROJECT TIMELINE

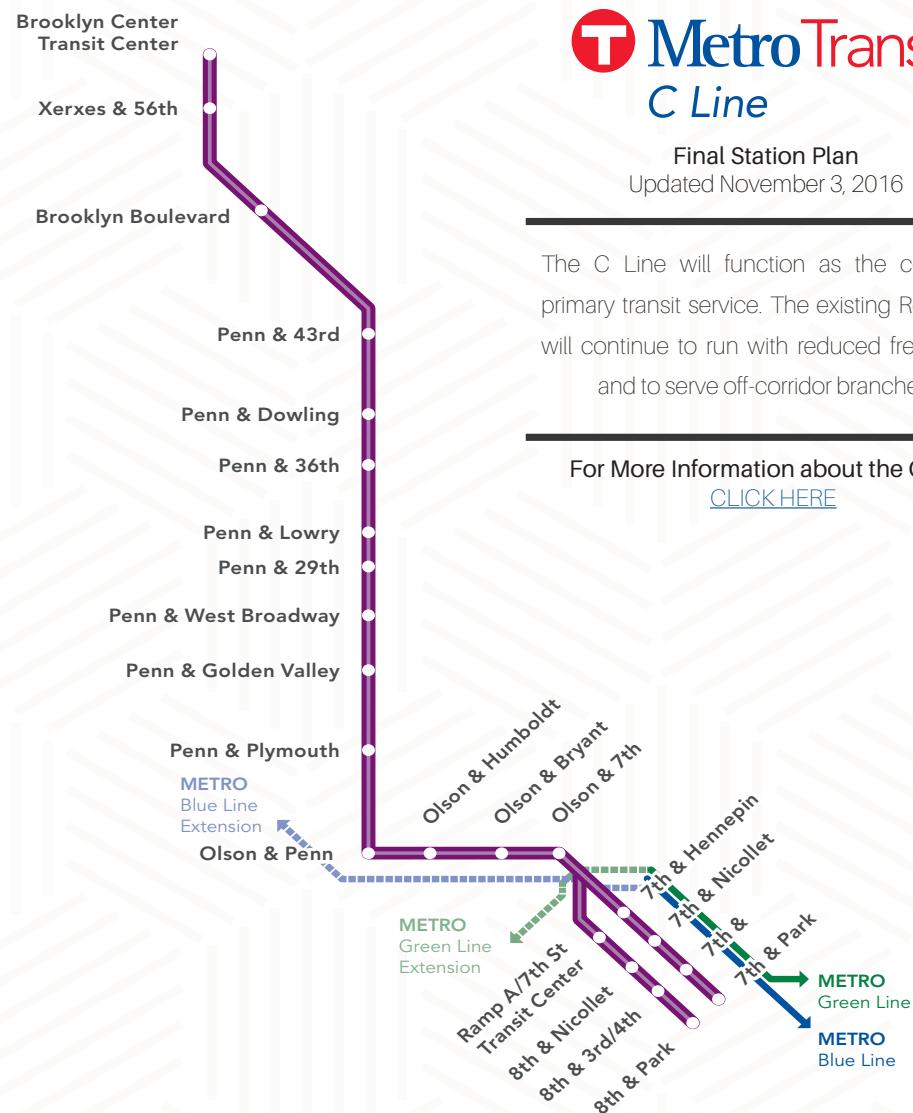


Metro Transit is advancing project engineering throughout 2016-2017.

Pending full funding, the C Line will be constructed in 2018, along with coordinated street improvements on Penn Avenue.

The C Line is scheduled to open for revenue service in 2019 on Olson Memorial Highway, pending full funding.

A future potential realignment to Glenwood Avenue would occur in coordination with light rail transit opening on Olson Highway and the completion of stations on Glenwood Avenue.



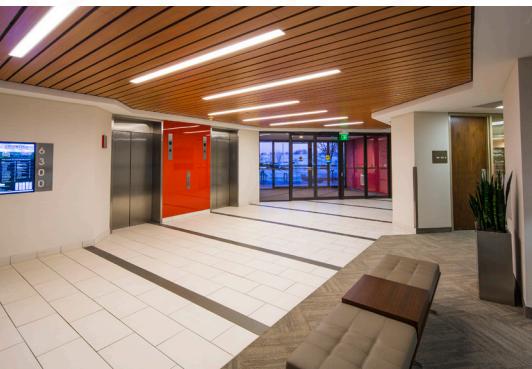
Final Station Plan
Updated November 3, 2016

The C Line will function as the corridor's primary transit service. The existing Route 19 will continue to run with reduced frequency and to serve off-corridor branches.

For More Information about the C Line
[CLICK HERE](#)

BROOKDALE CORPORATE CENTER I & II

BUILDING PHOTOS



FOR LEASING INFORMATION:

Mike Harrer | mike.harrer@cbre.com • Joseph Conzemius | joseph.conzemius@cbre.com

BROOKDALE CORPORATE CENTER I & II



SOVEREIGN
INVESTMENT GROUP LLC

SOVEREIGN INVESTMENT GROUP: OWNERSHIP

Sovereign Wealth Advisors serves clients nationwide and throughout southeast Texas.

Many of the area's top wealth consultants have joined to form a team whose senior management has over 300 combined years of experience. Since its origin, Sovereign Wealth Advisors has established itself as one of the fastest growing firms in Texas.

Sovereign advisors have the ability to concentrate their efforts on the strongest aspects of financial services that can be of the greatest help their clients.

Sovereign Investment Group also offers integrated business services including cash and investment management, business succession planning, and wealth transfer services.

BCC I & II TEAM

CBRE

CBRE: LEASING

CBRE handles the leasing and marketing for Brookdale Corporate Center. CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (in terms of 2012 revenue). The Company has approximately 37,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide.

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

FOR LEASING INFORMATION:

Mike Harrer | mike.harrer@cbre.com • Joseph Conzemius | joseph.conzemius@cbre.com